

# Report of the Strategic Director of Place to the meeting of the Area Planning Panel (BRADFORD) to be held on 27 September 2017

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## Summary Statement - Part One

### Applications recommended for Approval or Refusal

The sites concerned are:

<u>Item</u>	<u>Site</u>	<u>Ward</u>
A.	102 Beechwood Avenue Bradford BD6 3AN - 17/03045/HOU [Approve]	<b>Wibsey</b>
B.	71 Beacon Road Bradford BD6 3ET - 17/03281/FUL [Approve]	<b>Wibsey</b>

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**Portfolio:**  
Regeneration, Planning and Transport

**Overview & Scrutiny Committee:**  
Regeneration and Economy

17/03045/HOU



City of  
**BRADFORD**  
METROPOLITAN DISTRICT COUNCIL



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**102 Beechwood Avenue**  
**Bradford**  
**BD6 3AN**

**27 September 2017**

**Item: A**  
**Ward: WIBSEY**  
**Recommendation:**  
**TO GRANT PLANNING PERMISSION**

**Application Number:**  
17/03045/HOU

**Type of Application/Proposal and Address:**

This is a householder planning application relating to 102 Beechwood Avenue, Bradford, BD6 3AN, where permission is sought for a single storey side extension, a single storey rear extension, a hip to gable roof alteration and front and rear box style dormer windows.

**Applicant:**

Asif Butt

**Agent:**

Zeshan Khawaja

**Site Description:**

102 Beechwood Avenue is one of a pair of like designed semi-detached dwellings set in an established residential street scene comprising dwellings of a similar appearance and character, albeit some are in the form of short terraces. The properties are stone built surmounted by a hipped slate roof. The layout of the street scene is relatively uniform with the properties benefiting from front and rear gardens as well as the majority having good sized driveways running to the side.

**Relevant Site History:**

Not applicable.

**The National Planning Policy Framework (NPPF):**

The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

**The Local Plan for Bradford:**

The Core Strategy for Bradford was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of Allocations and Area Action Plan development plan documents.

***Proposals and Policies***

DS1 – Achieving Good Design  
DS3 – Urban character  
DS5 – Safe and Inclusive Places  
TR2 – Parking Policy

**Parish Council:**

Not applicable.

**Publicity and Number of Representations:**

The application has been publicised by individual neighbour notification letters. The publicity period expired on 13 June 2017. 17 representations have been received, 14 in objection and 3 supporting the proposed works.

**Summary of Representations Received:**

The representations in objection do so on the following grounds:

- Precedent
- Visual harm
- Out of character
- Traffic issues
- Overshadowing
- Drainage issues
- Impact on the value of properties

The representations received in support cite the following reasons:

- The works are sympathetic to the appearance of the dwelling
- The works bring the dwelling up to modern standards
- There are other similar dormer windows in the Wibsey area

**Consultations:**

Not applicable.

**Summary of Main Issues:**

1. Principle.
2. Residential Amenity.
3. Visual Amenity.
4. Highway Safety.
5. Other Issues raised in the representations.

## **Appraisal:**

### **1. Principle**

There are no policies that would seek to resist the principle of extending this domestic property.

It is also worthy of note that the hip to gable roof alteration and the rear dormer window proposed can be constructed without prior planning approval under class B of the General Permitted Development Order 2015. So whilst the roof alteration could be seen to result in a roof form which would unbalance the symmetry of the semi-detached pair of dwellings, as it would constitute permitted development under class B of the General Permitted Development Order, a refusal of the application on this basis would serve little merit.

The side and rear extensions and the front dormer window however fall beyond what could be constructed under the provisions of the General Permitted Development Order 2015.

### **2. Residential Amenity**

As the roof alteration and rear dormer window can be constructed without prior planning approval, any impact from these aspects could not ultimately be resisted, however, notwithstanding, these aspects are not anticipated to result in any harm to the amenity of neighbouring residents. The rear dormer window overlooks the rear garden and has a satisfactory spacing distance between neighbouring gardens and neighbouring habitable rooms so as not to be considered a threat to the occupant's privacy. The distances stipulated in the HSPD are 7m and 17m respectively and these are adequately complied with. The increase in massing from the roof alteration is modest and set approximately 2.7m from the shared boundary, a distance that is approximately doubled to the neighbouring property, at this distance it is unlikely to result in a significant change to the relationship between the two properties or a significant increase in the level of overshadowing experienced.

The front dormer window proposed also comfortably meets the spacing distances required by the HSPD.

In terms of the two extensions proposed, whilst these do require planning permission it should be noted that the reason permission is required is solely down to the heights. Lean-to extensions as proposed could be constructed under class A of the General Permitted Development Order 2015 if the maximum height does not exceed 4m, and the eaves height does not exceed 3m. The proposed extensions remain single storey, but exceed these heights restrictions by approximately 0.7m in both instances. The additional height requirement is due to the difference between internal and external levels, and the desire to provide a single internal floor level and a suitable pitch to the roofs. The increase in height is not anticipated to cause any significant implications for the neighbouring residents. In any event the modest extensions are considered to accord with the design guidance contained within the HSPD. The rear extension projects 3m at a single storey height so would not physically dominate, significantly damage outlook or result in an unacceptable loss of light.

It is also worthy of note that a similar scale conservatory will be replaced to facilitate this aspect of the proposal. In terms of the side extension, there is a window in the side elevation of the neighbouring property, which appears to serve a kitchen, but this window already has restricted outlook and given the separation distance and the single storey height of the proposed side extension this relationship should not be significantly worse. In terms of reducing natural light, the extension will not break a 25 degree line taken from the middle of the window as detailed in the HSPD.

It is therefore concluded that in residential amenity terms the proposal satisfies the requirements of the HSPD and policy DS5 of the Local Plan for Bradford.

### **3. Visual Amenity**

As noted above, whilst the roof alteration could be seen to result in a roof form which would unbalance the symmetry of the semi-detached pair of dwellings, and adversely impact the uniformity of the street scene, as it would constitute permitted development under class B of the General Permitted Development Order, a refusal of the application on this basis would serve little merit. It is noteworthy that under this legislation this type of roof alteration is becoming more and more common place in the Bradford District. The same can be said for the rear dormer window, albeit sited to the rear the visual impact of this aspect is negligible.

In respect of the front dormer window, the HSPD seeks to create a cohesive approach to new dormer windows where planning permission is required. To this end, Design Principle 1 stipulates the size position and form of dormer windows should maintain or improve the character and quality of the original building and wider area. In order to achieve this the guidance states that box-style dormer windows should have a maximum width of 3m, these should be positioned below the ridge height and back from the front wall, have cladding to the side only and ensure a vertical emphasis in the window layout. Where possible the dormer window should also be aligned with the windows below. The front dormer window proposed is considered to satisfy these requirements.

The proposed rear and side extensions are also considered sympathetic additions to the property, and with the use of matching materials as proposed will again maintain the appearance of the dwelling and wider street scene.

The proposal is considered in accordance with the requirements of the HSPD and policies DS1 and DS3 of the Local Plan for Bradford.

### **4. Highway Safety**

The property will retain off street parking for two vehicles tandem parked on the existing drive which is in accordance with policy TR2 of the Local Development Plan for Bradford. Furthermore, off street parking is also readily available within the locality, as well as good access to public transport links. No highway safety concerns are therefore envisaged.

### **5. Other Issues raised in the representations**

**Precedent** – Each application is judged on its own merits and against the requirements of national and local planning policy.

**Drainage** – It is not anticipated that the alterations will have a significant impact on the drainage arrangements, but the implications and any required remedial work will form part through building regulations.

Impact on value of property – This is not a material planning consideration and cannot be considered as part of the planning appraisal.

**Community Safety Implications:**

There are no apparent community safety implications.

**Equality Act 2010, Section 149:**

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance equality of opportunity between different groups and foster good relations between different groups. It is not however considered that any issues with regard thereto are raised in relation to consideration of this application.

**Reason for Granting Planning Permission:**

The proposed extensions and front dormer window are considered to relate satisfactorily to the character of the existing dwelling and adjacent properties. The impact of the extension upon the occupants of neighbouring properties has been assessed and it is considered that it will not have a significant adverse effect upon their residential amenity. As such this proposal is considered to be in accordance with Policies DS1, DS3 and DS5 of the Local Plan for Bradford and those contained within the Householder Supplementary Planning Document.

The proposed hip to gable roof alteration and rear dormer window whilst not in strict accordance with the HSPD would constitute permitted development under the provision of Class B of the General Permitted Development Order 2015.

**Conditions of Approval:**

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby permitted shall be constructed of facing and roofing materials to match the existing building as specified on the submitted application.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Local Plan for Bradford.

3. The dormer(s) hereby permitted shall be clad in materials to match the roof of the existing building as specified on the submitted application.

Reason: To ensure the use of appropriate materials in the interests of visual amenity and to accord with Policies DS1 and DS3 of the Local Plan for Bradford.

4. The new window(s) in the gable elevation(s) hereby permitted shall be glazed in obscure glass prior to the first occupation of the building/extension and thereafter retained.

Reason: To prevent additional overlooking or loss of privacy to adjacent occupiers and to accord with Policy DS5 of the Local Plan for Bradford.

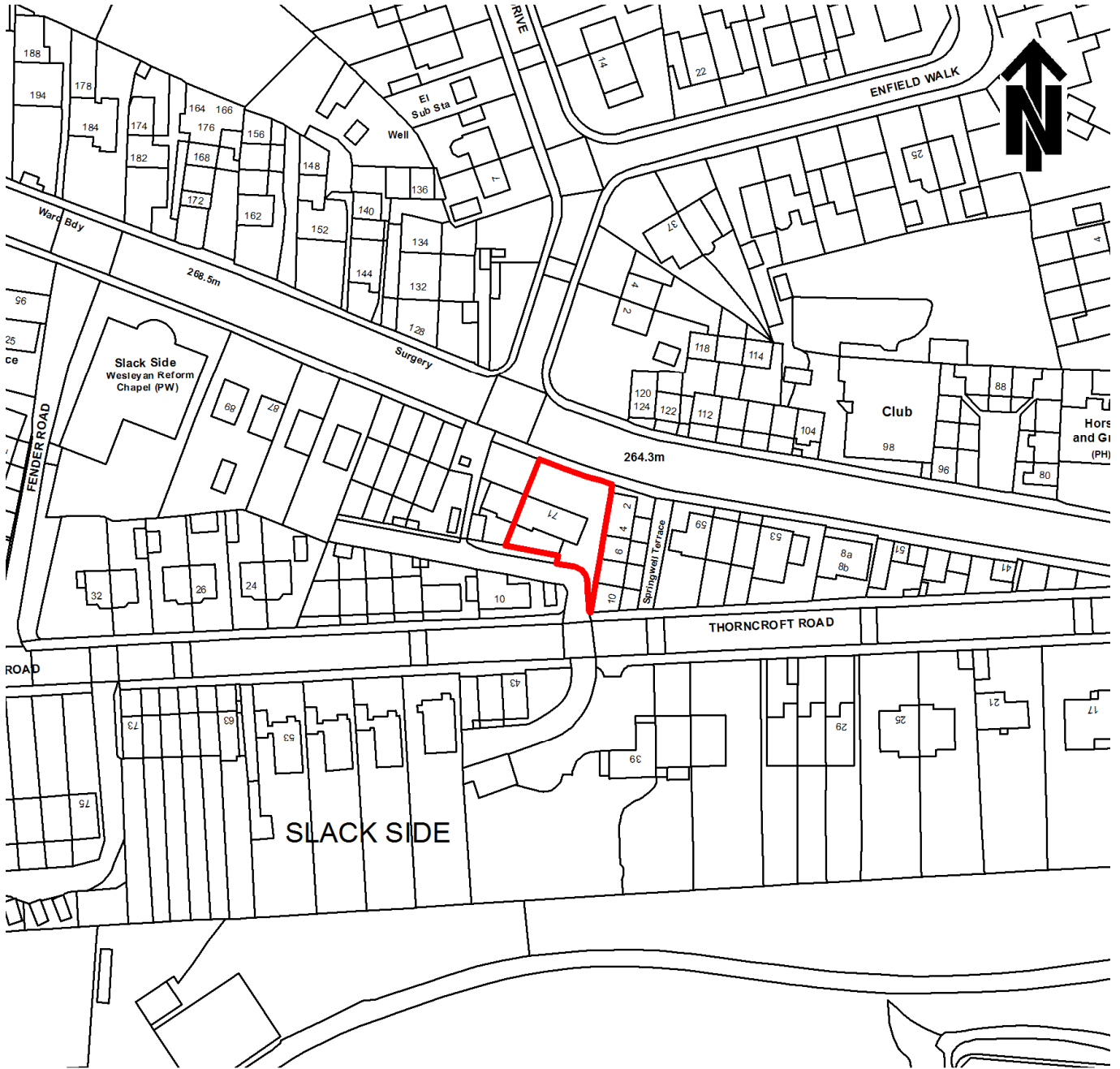
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17/03281/FUL



City of  
**BRADFORD**  
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**71 Beacon Road**  
**Bradford**  
**BD6 3ET**

**27 September 2017**

**Item:** "item number"  
**Ward:** WIBSEY  
**Recommendation:**  
**TO GRANT PLANNING PERMISSION**

**Application Number:**  
17/03281/FUL

**Type of Application/Proposal and Address:**

A full planning permission is sought for the formation of enlarged existing front porch and a lobby extension to the rear at 71 Beacon Road, Bradford.

**Applicant:**

Mr Zahoor Ahmed

**Agent:**

Michael Ainsworth Design Partnership

**Site Description:**

The site lies south of Beacon Road within a predominately residential setting. The site comprises a two-storey semi-detached building facing onto Beacon Road which appears to be constructed of natural stone and has been painted over with a white masonry paint finish. The adjoining building is in a residential use.

**Relevant Site History:**

88/00005/COU Change of use of dwelling to doctors surgery with flat over. Planning permission Granted on 25.03.1988.

**The National Planning Policy Framework (NPPF):**

The National Planning Policy Framework is now a material planning consideration on any development proposal. The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

- i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;
- ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;
- iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low-carbon economy.

As such the Framework suggests local planning authorities should approve development proposals that accord with statutory plans without delay.

## **The Local Plan for Bradford**

The Core Strategy for Bradford was adopted on 18 July 2017 though some of the policies contained within the preceding Replacement Unitary Development Plan (RUDP), saved for the purposes of formulating the Local Plan for Bradford, remain applicable until adoption of Allocations and Area Action Plan development plan documents. The site is not allocated for any specific land-use in the RUDP. Accordingly, the following adopted Core Strategy and saved RUDP policies are applicable to this proposal.

### ***Proposals and Policies***

DS1 – Achieving good design

DS3 – Urban character

DS4 - Street and movement

SC9 – Making great places

TR2 – Parking policy

### **Parish Council:**

Not applicable.

### **Publicity and Number of Representations:**

The application was publicised by way of site notices and neighbour notification letters. The overall expiry date was 12 July 2017. 28 objection letters were received.

### **Summary of Representations Received:**

The following is a summary of the issues raised:

1. Front and rear extension would displace existing parking provisions
2. Works (window grills/signage) have been carried out without the benefit of planning permission/consent. Grills will devalue house prices and would lower tone of area.
3. Application has not been advertised by Site notices and neighbour notification letter. Site notice put up one day before comments close
4. Highway issues including fatalities and accidents have occurred on Beacon Road.
5. Users of the Application building cause various highway issues to nearby residents and other unsocial issues.
6. Other uses including D1 uses have to provide parking provisions and suitable access.
7. Mosque too close to an existing church.
8. Planning permission not been granted for mosque including upstairs which was previously used as a flat.

### **Consultations:**

Drainage: No objections raised.

Highways: No objections raised.

### **Summary of Main Issues:**

Design/appearance and Accessibility.

Highway issues.

Other matters raised by representations.

**Appraisal:**

**Design/Appearance and Accessibility**

The proposed front extension is to an existing porch and to the rear a proposed lobby extension area is proposed. Both entrances would incorporate internal ramps to create ease of use with those with mobility impairment. The proposed walling would be reclaimed stone with render and concrete tiles for the roofing. Both the porch and lobby features would be of an acceptable scale and design relative to the host premises and would not unduly disrupt the frontage in terms of character and scale and therefore would comply with Policy DS1, DS3 and SC9 of the Councils Core strategy.

**Highway Safety**

The proposed porch and lobby would encompass the front and rear of the building extending the footprint of the existing structures. The proposal would not affect the existing parking situation. The small scale additional floor area of 10.8sqm would not lead to an intensification of use of the site. As such there are no highway objections to raise about the proposed development in compliance with Policy DS4 and TR2 of the Councils Core Strategy.

**Other matters raised by representations**

1. Front and rear extension would displace existing parking provisions.

Comment: The extensions would extend a small area beyond the existing footprint of the existing structures with no adverse impact on existing car parking provisions.

2. Works (window grills/signage) have been carried out without the benefit of planning permission/consent. Grills will devalue house prices and would lower tone of area.

Comment: The Applicants have been challenged on the grills and signage and it is expected that retrospective applications would be forthcoming.

3. Application has not been advertised by Site Notices and neighbour notification letter. Site Notice put up one day before comments close.

Comment: The application was advertised by way of neighbour notification letters and a site notice was placed on a nearby lamppost on 16 July 2017. Representations are considered up to the time of the decision and representations received after the publicity period have indeed been recorded in this report.

4. Highway issues including fatalities and accidents have occurred on Beacon Road.

Comment: On Beacon Road, within 100m of the site, there has been one accident recorded within the last five years at its junction with Enfield Drive. There have been no accidents recorded on Thorncroft Road or the back access within the last five years. Highway issues have been addressed in the body of the report in particular the proposals would be unlikely to affect the existing parking situation.

5. Users of the application building cause various highway issues to nearby residents and other unsocial issues.

Comment: There is an expectation that all road users abide by the Highway Code.

6. Other uses including D1 uses have to provide parking provisions and suitable access.

Comment: All applications for new uses are considered on their respective merit.

7. Mosque too close to an existing church.

Comment: Officers agree with the observation that the mosque and a church are located in the area.

8. Planning permission has not been granted for a mosque.

Comment: The previous planning history is detailed above under relevant planning history.

**Community Safety Implications:**

There are no apparent community safety implications. The safety implications expressed via representations have been addressed.

**Equality Act 2010, Section 149:**

In writing this report due regard has been taken of the need to eliminate unlawful discrimination, harassment and victimisation, advance quality of opportunity between different groups and foster good relations between different groups. It is not however considered that any issues with regard thereto are raised in relation to consideration of this application.

**Reason for Granting Planning Permission:**

The proposed development would not result in significant harm in terms of residential amenity and highway safety. The proposed development therefore accords with policies DS1, DS3, SC9, DS4 and TR2 Councils Core Strategy.

**Conditions of Approval:**

1. The development to which this notice relates must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To accord with the requirements of Section 91 of the Town and Country Planning Act, 1990 (as amended).

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